089.0	0004	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	572,400 /	572,400
					USE VALUE:	572,400 /	572,400
					ASSESSED:	572,400 /	572,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COPITHORNE ARTHUR W
Owner 2:	
Owner 3:	
Street 1:	145 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COPITHORNE ARTHUR W -
Owner 2:	-
Street 1:	145 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2122

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Asbestos Exterior and 731 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7696.000	116,800		455,600	572,400
Total Card	0.177	116,800		455,600	572,400
Total Parcel	0.177	116,800		455,600	572,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 783.04 | /Parcel: 783.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56682

GIS Ref

GIS Ref

Insp Date 11/27/18

!7246!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	116,800	0	7,696.	455,600	572,400		Year end	12/23/2021
2021	101	FV	109,300	0	7,696.	455,600	564,900		Year End Roll	12/10/2020
2020	101	FV	109,300	0	7,696.	455,600	564,900	564,900	Year End Roll	12/18/2019
2019	101	FV	101,000	0	7,696.	462,100	563,100	563,100	Year End Roll	1/3/2019
2018	101	FV	101,000	0	7,696.	345,000	446,000	446,000	Year End Roll	12/20/2017
2017	101	FV	101,000	0	7,696.	312,400	413,400	413,400	Year End Roll	1/3/2017
2016	101	FV	101,000	0	7,696.	299,400	400,400	400,400	Year End	1/4/2016
2015	101	FV	100,500	0	7,696.	253,800	354,300	354,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:15:21

LAST REV

Date	Time
07/17/19	09:17:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7246

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARTHUR COPITHOR	29626-409		1/6/1999	Family	135,000	No	No	4	
MURRAY ALLYN	28829-559		7/13/1998		1	No	No		F

USER DEFINED

Prior Id # 1:	56682
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/1999	16	Alterati	2,000					REMODEL HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Measured	336	PATRIOT
1/24/2000	Measured	163	PATRIOT
1/11/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7696		Sq. Ft.	Site		0	70.	0.85	5									455,617						455,600	

Total AC/HA:	0.17668	Total SF/SM:	7696	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,617	Spl Credit		Total:	455,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj $ / SQ:	126.955
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	178163
Depreciation:	61377
Depreciated Total:	116786

COMMENTS

NEW WINDOWS AFTERM SALE,
LOC=HOSPITAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

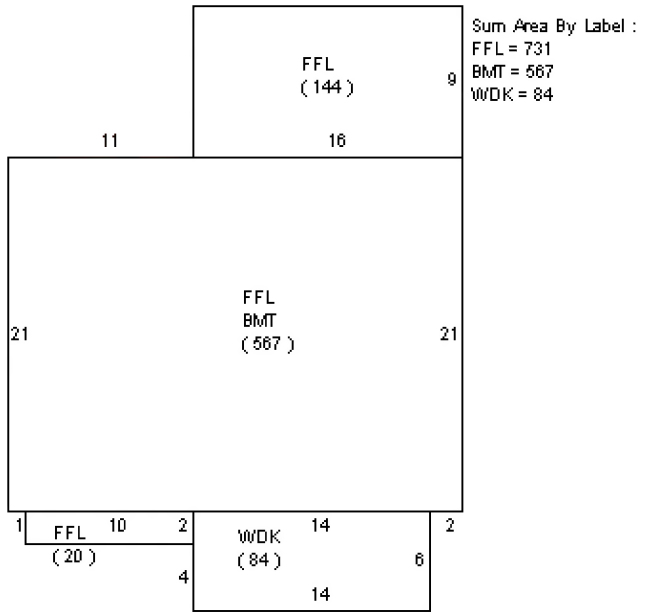
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.95
Special Features:	0	Val/Su Net:	84.52
Final Total:	116800	Val/Su SzAd	159.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	731	126.950	92,804
BMT	Basement	567	38.090	21,595
WDK	Deck	84	15.050	1,264

Net Sketched Area:	1,382	Total:	115,663

Size Ad	731	Gross Area	1382	FinArea	731

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc